City Council Staff Report

Council Meeting Date

- May 12, 2026

Subject

- Daikin Applied Americas Contract Amendment at HCCA

Staff Resource(s)

- Chris Corl - Director Community & Regional Entertainment Facilities

Action Requested

- Adoption of a resolution authorizing the City Manager to amend a Building Automation System warranty contract with Daikin Applied Americas Inc. to extend the current contract by 10 years and increase the total contract amount by $307,100 for a total contract not to exceed amount of $420,200 with a total term of 15 years.

Background

- HCCA has been upgrading the HVAC Building Automation System (BAS) for nearly three years (Software, service, computer and communications equipment)
- To date, approximately 85% of the Building Automation system has been upgraded.
- The current contract includes warranty coverage of parts related to controlled equipment failures, but does not include labor coverage.
- This amendment will adjust the contract to include both parts and labor when addressing warranty coverage of the controls equipment of the HVAC system at the facility.
- Control parts are replaced frequently at the HCCA, inclusion of labor within the BAS Service contract will ensure timely repairs and replacement when control equipment fails, reducing down time within the system.
- This will ensure seamless and continuous uninterrupted operations of the HVAC system controls during events.
- The additions allow better temperature control by HCCA staff and increased energy efficiency.

Vendor Outreach Efforts:

- When initially contracted, staff used Omnia contract

Council Vision 2036 Focus Area(s):

- A Clean, Safe and Healthy Environment

- Thriving Local Economy
- Fiscally Resilient City

Council Priority Recovery Area(s):

- Infrastructure and Environment
- Economic Recovery

Committee(s):

- N/A

Pro(s)

- Will allow for the HVAC system at HCCA to run in a more efficient manner
- The contract will ensure timely repairs and replacement when control equipment fails, reducing down time within the system.

Con(s)

- None

Fiscal Impact

- Funds will be budgeted within the Harrah's Cherokee Center's Operating Fund, $30,710.00 annually, starting in FY 2026-27.

Suggested Motion

- Motion to adopt a resolution authorizing the City Manager to amend a Building Automation System warranty contract with Daikin Applied Americas Inc. to extend the current contract by 10 years and increase the total contract amount by $307,100 for a total contract not to exceed amount of $420,200 with a total term of 15 years.

Attachment(s)

- Resolution

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to amend the building automation system warranty contract with Daikin Applied Americas Inc. at the Harrah's Cherokee Center - Asheville

Whereas, the City of Asheville has authority pursuant to Article 3 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

Whereas, the City of Asheville is currently under contract with Daikin Applied Americas for the HCCA Building Automation System; and

Whereas, the City of Asheville desires to amend the above-referenced contract to extend the contract for an additional 10 years and to increase the contract amount by an additional $307,100.00; and

Whereas, funding for said work is included in the fiscal budget of the Harrah's Cherokee Center-Asheville enterprise fund;

Now, Therefore, be it resolved by the City Council of the City of Asheville that:

The City Manager is hereby authorized to amend the building automation system warranty contract at Harrah's Cherokee Center Asheville with Daikin Applied Americas Inc. to extend the contract for an additional 10 years and to increase the contract amount, with a maximum amount not to exceed $420,200.00 with a total contract term of fifteen years.

Read, approved and adopted this 12th day of May, 2026.

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Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk